



# Planning Board

100 PECK STREET  
SEEKONK, MASSACHUSETTS 02771  
1-508-336-2960

To: The Planning Board  
From: John P. Hansen Jr., AICP, Town Planner  
Date: December 28, 2010

## PRELIMINARY PLAN REVIEW Olney Street Estates – Plat 6, Lot(s) 40

**Summary:** The applicant has submitted an Application for Approval of Preliminary Plan for a conventional subdivision.

### Findings of Fact:

#### Existing Conditions

- Lot 40 is a 7.3 acre piece of land with an existing dwelling, an open field and a wooded wetland to the rear. The property is in an R-2 Zoning District.

#### Proposal:

- Create 5 house lots, 4 of which  $\pm 24K$  sq. ft., on an  $\pm 765\phi$  public road ending in a cul-de-sac with sidewalk on one side
- Individual septic systems and public water will service the lots and a detention pond proposed for drainage system.

### Waivers:

- None requested at this time; a waiver for the road length of a dead-end (765 $\phi$ ) will be required as a 720 $\phi$  road is the maximum length in an R-2 zoning district.

### Recommendations:

The Planning Department recommends approval of this submittal subject to the following:

1. The Definitive Plan submittal should include lowest floor elevations (lfe) for each house and percolation test results. Under section 4.4.2, the lfe of the proposed buildings shall be at least two (2) feet above the maximum groundwater elevation.